२०१०१०२११४१२५२००१

प्रादेशिक योजना - औरंगाबाद - जालना

महाराष्ट्र प्रादेशिक नियोजन व नगररचना अधिनियम. १९६६ चे कलम २० (४) अन्वये अधिसूचना ...

विशेष नगर वसाहतीच्या नियमावलीतील नियम ५ मध्ये बदल करणेबाबत

महाराष्ट्र शासन

नगर विकास विभाग

शासन निर्णय क्र. टिपीएस-३००९/११४६/प्र.क्र.१४७/२००९/नवि-३०.

मंत्रालय, मुंबई - ३२.

दिनांक - २० सप्टेंबर, २०१०.

शासन निर्णय :- सोबतची अधिसूचना महाराष्ट्र शासन राजपत्रात प्रसिद्ध करावी.

महाराष्ट्राचे राज्यपाल यांचे आदेशानुसार व नांवाने.

(शिवाजी पाटणकर)

अवर सचिव

प्रति,

विभागीय आयुक्त, औरंगाबाद विभाग, औरंगाबाद.

जिल्हाधिकारी, औरंगाबाद.

जिल्हाधिकारी, जालना.

संचालक नगररचना, महाराष्ट्र राज्य, पुणे.

उप सचिव (नगररचना) नगरविकास विभाग मंत्रालय मुंबई-३२

उप संचालक नगररचना, औरंगाबाद विभाग, औरंगाबाद.

सहायक संचालक नगररचना, औरंगाबाद शाखा, औरंगाबाद.

नगर रचनाकार, जालना शाखा, जालना.

व्यवस्थापक, शासकीय मुद्रणालय, औरंगाबाद.

त्यांना विनंती करण्यात येते की, सोबतची अधिसूचना महाराष्ट्र शासन राजपत्राच्या औरंगाबाद विभागीय पुरवणीमध्ये प्रसिद्ध करून त्याच्या ५ प्रती या विभागास व संचालक नगररचना, महाराष्ट्र राज्य, पुणे यांना पाठवाव्यात.

कक्ष अधिकारी, (न.वि-२९) नगरविकास विभाग, मंत्रालय, मुंबई.

त्यांना विनंती करण्यात येते की, सोबतची अधिसूचना शासनाच्या वेबसाईटवर प्रसिध्द करण्यांत यावी

निवड नस्ती, नवि-३०.

NOTIFICATION
URBAN DEVELOPMENT DEPARTMENT
Mantralaya, Mumbai 400032,
Dated: 20 September, 2010.

Maharashtra Regional And Town Planning Act, 1966.

No. TPS:- 3009/1146/CR-147/2009/UD-30

Whereas, as per the provisions of section 15 of the Maharashtra Regional And Town Planning Act,1966(hereinafter referred to as "the said act") the Government has sanctioned the Regional Plan for Aurangabad & Jalana District Region(hereinafter referred to as "the said Regional Plan") vide Notification No.RPA-1176/3738/UD-5, dated 23rd October, 1980, which has came into force with effect from 01/12/1980;

And whereas, Development Control Regulations for Special Townships (hereinafter referred to as "the said Regulations") has been incorporated in the sanctioned Development Control Regulations of the said Regional Plan (hereinafter referred to as "the said Development Control Regulations") vide Government Notification No. TPS-3005/949/CR-143/2005/UD-30, dated 8th March, 2006;

And whereas, the Government of Maharashtra is of the opinion that the following rules in the said Development Control Regulations should be modified (hereinafter referred to as "the said Proposed Modifications") by following the procedure laid down in sub-section (2) of section 20 of the said Act;

Rule No.	Existing Rule	Proposed Rule
5.1 (i)	**Special Township in Residential, Residential with Agriculture Zone.** (i) The total built up area/ FSI of entire gross area of the Special Township in Residential Zone will be 1.00. The FSI for Agriculture zone, if any, included in Special Township shall be 0.5 Total FSI in the Township will be in proportion to areas of different zones. There will be no limit of total built up area/FSI for the development of individual plots. Height of building shall be as per prevailing Bye-laws as specified in Regional plan. However, it may be iincreased subject to provisions of fire fighting arrangements with prior approval of Fire Advisor Government of Maharashtra.	**Special Township in Residential, Residential with Agriculture Zone.** (i) The total builtup area / FSI of entire gross area of the Special Township in Residential Zone will be 1.00. The FSI for Agriculture zone, if any, included in Special Township shall be 0.5 Total FSI in the Township will be in proportion to areas of different zones. There will be no limit of total built up area / FSI for the development of individual plots. Height of building shall be as per prevailing Bye-laws as specified in Regional Plan. However, it may be increased subject to provisions of Fire advisor Government of Maharashtra. However, additional FSI upto 100% of the permissible FSI shall be permissible in Agricultural Zone with previous approval of Government of Maharashtra, subject to payment of premium at the rate of rupees 500/- per sq. ft. or prevalling land rate mentioned in the Ready Reckoner whichever is more.

5	Development Control Regulations Prevailing Development Control Regulations of sanctioned Regional Plan shall be applicable mutaties mutandis except those expressly provided in these Special Regulations.	Development Control Regulations Development Control Regulations of Aurangabad Municipal Corporations shall be applicable, mutatis mutandis except those expressly provided in these special Regulations for the Townships which are fully or partly 10 kms. from Aurangabad Municipal Corporation limits. But the following Development Control Regulations of Aurangabad Municipal Corporations shall not be applicable. Regulations of Aurangabad Municipal Corporation 1) 6.6.-Discreticnary Powers. 2) 13.3 –Open Spaces. 3) Appendix M- Land use classification and uses permitted. 4) N.1-Open Spaces and Area, Height Limitations in Gaothan Areas (core sector) or similar congested areas. 5) N.3 Additional FSI in lleu of area required for road 6) New Rule No.28 (Appendix T) – Transfer of Development Rights (T.D.R.) 7)14.5.4 (Appendix S) Regarding Accommodation Reservations (Land Uses And Manner of Development)
5.3 (iii)	The following shall not be included in covered area for built up area and FSI calculations.	The Townships, which are fully or partly within 10 kms. From Aurangabad Municipal Corporation limits, the Development Control Regulations of Aurangabad Municipal Corporation will be applicable Elsewhere the following shall not be included in covered area for built up area and FSI calculations.
5.1 (vi)	Nil	The following new rule shall be added after Rule No.5.3 (V) (VI) Processing Fee, Development Charges and Premium for staircases, passages, balcony enclosures etc. as per sanctioned Development Control Regulations of Aurangabad Municipal Corporation and Premium for additional FSI shall be paid to Government. The Premium amount shall be paid by Demand Draft payable to Government through the Deputy Director of Town Planning Aurangabad Division, Aurangabad.
5.1 (vii)	Nil	The following new rule shall be added after rule no.5.1 (vi) Governtment shall have powers to relax any of the rules / regulations for Development of Special Townships.

And whereas, as provided in sub section (3) of section 20 of the said Act, Government in Urban Development Department has published notice of even no, dated 30/05/2009 which appeared in Government Gazette dated 16/07/2009 to invite suggestions/objections, regarding the said proposed modification from the general public. The Deputy Director of Town Planning. Aurangabad Division, Aurangabad has been appointed as 'Officer' to give hearing to the suggestions/objections received and to submit his report to Government;

And whereas Deputy Director Town Planning Aurangabad Division. Aurangabad submmited his report vide letter dated 23/03/2010 bearing No.648;

And whereas, after consulting the Director of Town Planning, Maharashtra State, Pune and after making necessary inquiries the Government is of the opinion that the said Modification Proposal is necessary and should be sanctioned ;

Now, therefore, in exercise of the powers conferred by sub section [4] of section20 of the said Act, the Government hereby finally sanctions the said Modification Proposal to the said Regional Plan and for that purpose amends the above Notification dated 23/10/1990 sanctioning the said Regional Plan as follows;

In the Schedule of Modification appended to the Notification sanctioning the said Regional Plan, following new entry shall be added:-

ENTRY

" In the sanctioned Development Control Regulations for Special Townships of Regional Plan of Aurangabad & Jalana District following rule regarding regulations for special Township modified / added as follows.

(iv) **Rule No.5.1 (i)** The total builtup area / FSI of entir gross area of the Special Township in Residential Zone will be 1.00. The FSI for Agriculture zone, if any. iincluded in Special Township shall be 0.5

Total FSI in the Township will be in proportion to areas of different zones. There will be no limit of total built up area / FSI for the development of individual plots. Height of building shall be as per prevailing Bye-laws as specified in Regional Plan. However, it may be increased subject to provisions of fire fighting arrangements with prior approval of Fire advisor Government of Maharashtra.

However, additional FSI upto 100% of the permissible FSI shall be permissible in Agricultural Zone with previous approval of Government of Maharashtra, subject to payment of, premium at the rate of rupees 500/- per sq. ft. or prevailing land rate mentioned in the Ready Reckoner whichever is more.

Rule No.5 Development Control Regulations of Aurangabad Municipal Corporations shall be applicable, mutatis mutandis except those expressly provided in these special Regulations for the Townships which are fully or

partly 10 kms. from Aurangabad Municipal Corporation limits. But the following Development Control Regulations of Aurangabad Municipal Corporations shall not be applicable.

Regulations of Aurangabad Municipal Corporation

1) 6.6.-Discretionary Powers.
2) 13.3 –Open Spaces.
3) Appendix M- Land use classification and uses permitted.
4) N.1-Open Spaces and Area, Height Limitations in Gaothan Areas (core sector) or similar congested areas.
5) N.3 Additional FSI in lieu of area required for road (DCR Page No.195)
6) New Rule No.28 (Appendix T) – Transfer of Development Rights (T.D.R.)
7) 14.5.4 (Appendix)- Regarding Accommodation Reservations (Land Uses And Manner of Development)

Rule No.5.3 (iii) The Townships, which are fully or partly within 10 kms From Aurangabad Municipal Corporation limits, the Development Control Regulations of Aurangabad Municipal Corporation will be applicable Elsewhere the following shall not be included in covered area for built up area and FSI calculations.

Rule No.5.1 (vi) Processing Fee, Development Charges and Premium for staircases, passages, balcony enclosures etc. as per sanctioned Development Control Regulations of Aurangabad Municipal Corporation and Premium for additional FSI shall be paid to Government. The Premium amount shall be paid by Demand Draft payable to Government through the Deputy Director of Town Planning Aurangabad Division, Aurangabad.

Rule No.5.1 (vii) Governtment shall have powers to relax any of the rules / regulations for Development of Special Townships.

Note : - The abovesaid Modification is kept open for inspection for the general public during the office hours on all working days at following offices :

1) The Collector, Aurangabad.
2) The Collector, Jalana.
3) The Deputy Director of Town Planning, Aurangabad Division, Aurangabad.
4) The Assistant Director of Town Planning, Aurangabad Branch, Aurangabad .
5) The Town Planner, Jalana Branch, Jalana.

This Notification is also published on Govt. web site: **www.urban.maharashtra.Gov.in.**

By order and in the name of Governor of Maharashtra.

(Shivaji Patankar)
Under Secretary to Government

F:\Aurangabad Notification.doc- Microsoft Word